

The Woodlands®

DEVELOPMENT UPDATE

Major Projects Planned, Under Construction or Recently Completed in The Woodlands – Winter, 2010

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RESIDENTIAL *

For more information about new homes in The Woodlands, visit The Homefinder Center and request the *Guide to New Homes*.

The Village of Creekside Park

Location: South of Spring Creek in Harris County

Description: Development work and homebuilding are well underway in the newest village planned to include 7,100 residences in a wide variety of styles and price ranges along with many parks and greenspaces, including the 1,700-acre George Mitchell Nature Preserve, 20-acre Rob Fleming Park and the Rob Fleming Aquatic Center. Creekside Forest Elementary School and a new church are open, and the new YMCA is under construction, with a summer, 2010 opening planned. More than 800 homes have been sold in the new village.

The Village of Creekside Park – Neighborhoods of Wilde Creek, Paloma Point, Jagged Ridge

Location: Gosling Road entrance to the Village of Creekside Park

Description: Chesmar Homes, Darling Homes, Gracepoint Homes, Highland Homes, Plantation and Trendmaker are offering single-family homes priced from the \$210's - \$900's. Darling Homes and Highland Homes are offering patio homes priced from the \$330's.

The Village of Creekside Park – Neighborhoods of Tupelo Park, Tupelo Woods, Tupelo Glen, Tupelo Green & Tupelo Trail

Location: Gosling Road entrance to the Village of Creekside Park

Description: Gracepoint Homes, Partners in Building, J. Patrick Homes, Plantation Homes, Toll Brothers, Trendmaker and Village Builders are building new homes in these neighborhoods clustered around 10-acre Tupelo Park. Homes are priced from the \$240's - \$1 million.

The Village of Creekside Park – Neighborhood of Timarron

Location: Kuykendahl Road at Timarron Drive

Description: Pulte Homes and Beazer Homes are constructing new homes priced from the \$180's in this new 240-acre neighborhood west of Kuykendahl Road in the Village of Creekside Park. Model homes are now open.

Carlton Woods Creekside **

Location: South of Spring Creek in Harris County

Description: 186 homesites have been sold, and new homebuilding activity is underway in the private, gated community of Carlton Woods Creekside, bordering the Fazio Championship golf course and clubhouse. Homesites are priced from the \$150's including a golf membership incentive.

The Villas at Cartouche **

Location: Enclave of Cartouche in the gated community of Carlton Woods

Description: Jeff Paul Custom Homes is building an enclave of custom villas in the neighborhood of Cartouche near the Nicklaus *Signature* golf course. Ranging in size from 3,200-4,000 square feet, the homes are priced from the \$800's - \$1 million+ and include a golf membership incentive to The Club at Carlton Woods (Terms and conditions apply).

Player Course Custom Neighborhoods

Location: The Village of Sterling Ridge

Description: New homes are available in several custom home neighborhoods surrounding the Gary Player *Signature* golf course. Neighborhoods include Gary Glen, Player Bend, Knightsgate, Player Point, Pendleton Park, Kirkpatrick Glen, Player Woods and Player Crest.

Village of Sterling Ridge – Player Trail, Knight's Crossing, Player Manor, Player Vista

Location: North of Woodlands Parkway off Terramont Drive

Description: Huntington Homes and Partners in Building are constructing new patio homes priced from the \$510's - \$1 million+ in Player Trail. Coventry Homes is building new townhomes in Knight's Crossing, priced from the \$400's, and Darling Homes and Huntington Homes are offering new models in Player Manor, priced from the \$650's - \$1 million+. Toll Brothers and Partners in Building are constructing new homes in Player Vista, priced from the \$600's to more than \$1 million.

Village of Sterling Ridge – Innerwoods

Location: North of Woodlands Parkway off Terramont Drive

Description: Village Builders has completed the first phase of a neighborhood of 42 townhomes on Terramont Drive at Innerwoods Drive, priced from the \$190's.

Village of Sterling Ridge – May Valley

Location: New 400-acre area accessed off Branch Crossing Drive & May Valley Drive

Description: New homes are being offered by Chesmar Homes, Highland Homes, DR Horton, Lennar, Trendmaker, and Village Builders. Nine-acre May Valley Park is now open. Homes range in price from the \$150's – mid-\$500's.

Grogan's Forest – Mason Pond/Mason Heights

Location: Research Forest Drive and Grogan's Mill Road

Description: Darling Homes is offering patio homes in Mason Pond, priced from the \$440's-\$540's, and single family homes in Mason Heights, priced from the \$420's - \$540's.

East Shore

Location: East Shore on Lake Woodlands

Description: Conveniently located near The Woodlands Waterway® and its shopping, dining and entertainment venues, this 260-acre enclave is the "Garden District" of Town Center. Custom homes, townhomes, brownstones and condominiums rendered in Classic architectural styles, enhanced by garden parks, street trees and ornamental lighting add to the pedestrian-friendly, sophisticated ambiance of East Shore.

Custom Homes in East Shore

Location: East Shore Drive, Colonial Park, Charleston Park, Timberloch Manor

Description: Custom homebuilders including Jeff Paul, John Post, Robin Rueby and George Weaver are building custom homes in these neighborhoods in East Shore. For information, call The Woodlands Custom Homes at 281-367-4550.

Mary Ross Custom Homes in East Shore

Location: Mid-Lake in East Shore

Description: Mary Ross Custom Homes is constructing new homes in Mid-Lake, with homes priced from the \$700's. For information, call 832-928-1225.

Oasis Pointe Condominiums & Townhomes

Location: Southern Coast, the section of East Shore nearest Southshore Park

Description: McVaugh Custom Homes is offering townhomes and condos featuring Southern Coastal architecture. Condos are priced from the \$390's. For an appointment, call 713-818-6567. Townhomes are priced from the \$470's. Call 281-744-9955 for an appointment.



RESIDENTIAL cont.

Savannah Landing by Carmel Builders

Location: Southern Coast, the section of East Shore nearest Southshore Park

Description: Three-story townhomes are being offered for sale in East Shore by Carmel Builders, a division of MHI. These residences feature Southern Coastal architecture and include approximately 2,579 square feet of living space, priced from the \$375's - \$450's. For information, call 832-428-9831.

The Villas by Stonemark Homes

Location: East Shore Park, the section of East Shore nearest Grogan's Mill Road

Description: Stonemark Homes is offering three-story villas priced from the \$590's - \$900's. The homes feature Italianate architecture, living areas ranging from more than 3,300 square feet, large third-floor terraces, 2-3 car garages and innovative courtyard designs. For information, call 281-802-1026.

Lucia's Oaks Custom Homes

Location: East Shore

Description: Lucia's Oaks Custom Homes is developing several different collections of new homes in the Southern Coast, Mid-Lake and East Shore Drive neighborhoods of East Shore, priced from the \$400's. A sales center will open in March at 11 East Shore Drive that will be staffed on weekends. All other times, call 281-924-5550 to schedule an appointment.

The Village at The Woodlands Waterway®

Location: Grogan's Mill Road and Lake Robbins Drive on The Woodlands Waterway®

Description: Construction is underway for this luxury senior living community overlooking The Woodlands Waterway® that will include 188 units and approximately 250,000 square feet. The community will offer both independent and assisted living rental apartments complemented by many amenities. Completion is planned for late 2010.

Millennium Woodlands

Location: Timberloch Place and Waterway Avenue

Description: 393-unit luxury urban apartment development that is being built to LEED Certified Silver specifications. The apartments are wrapped around a parking structure, and include top of the line interior features such as 10-foot ceilings, stainless steel appliances, a fitness center and clubhouse. Construction is well underway, with completion planned for mid-2010.



RESORT/RECREATIONAL

YMCA in Creekside Park

Location: Creekside Forest Drive adjacent to the George Mitchell Nature Preserve

Description: The South Montgomery County YMCA is adding its third branch in The Woodlands in the Village of Creekside Park. The new Y will offer both indoor and outdoor activities for all ages. A 15-acre day camp with lodge, tee-pee village and tree houses, Alpine Tower with ropes course, outdoor theater with stage, and a family outdoor adventure are planned. The first phase of construction is scheduled for completion in mid-2010.

Tupelo Park

Location: Neighborhood of Tupelo Park in Creekside Park

Description: 10-acre park planned to feature a Pavilion, playground, lighted tennis and basketball courts, picnic area and terraced lake connected to Lake Paloma with parking and a canoe launch. Completion is scheduled for spring of 2010.



May Valley Park

Location: May Valley in the Village of Sterling Ridge

Description: This 9-acre park includes a playground, playfield, two lighted tennis courts, a lighted basketball court, pavilion, restrooms, bridges, pathways, activity zones, picnic area, enhancements to a natural stream and landscaping. The park is open and substantially complete.

Timarron Park

Location: Neighborhood of Timarron in Creekside Park

Description: Construction is underway on this 7-acre park that will include a pavilion, plaza, restroom, lighted tennis and basketball courts, picnic area, playfield and pathways. Completion is planned for May of 2010.

Jagged Ridge Park

Location: Intersection of Creekside Forest Drive and New Harmony Trail

Description: This 1 ½-acre neighborhood park is in design. It is planned to include a pavilion, playground, picnic area and open play area. It is scheduled to open in fall of 2010.



RETAIL/HOSPITALITY



AVIA Hotel

Location: Market Street The Woodlands

Description: LodgeWorks, L.P. has opened a 70-room luxury boutique hotel in Market Street. The hotel includes a wine bar and tasting kitchen, along with guest rooms and suites with complimentary Wi-Fi and Dean and DeLuca refreshments.

East Shore Retail

Location: Fronting Grogan's Mill Road just south of East Shore Drive in Town Center

Description: Wulfe & Co. has purchased a 3.34-acre site for construction of a retail center. Design and planning are underway for this 30,000-square-foot center designed to provide convenient neighborhood shopping and services for residents of East Shore and Town Center.

Candlewood Suites

Location: Northwest corner of I-45 and St. Luke's Way

Description: Odom Woodlands Hotel L.L.C. is constructing a 91-room extended stay hotel directly across from St. Luke's The Woodlands Hospital. Candlewood Suites hotels feature studio and one-bedroom suites with fully equipped kitchens, executive desks and flat screen TVs. Construction is underway with opening planned for spring of 2010.

Spring Hill Suites by Marriott and Restaurant

Location: I-45 and College Park Drive, fronting College Park Shopping Center

Description: Raymond Management Company has purchased a 5-acre parcel for construction of an approximately 135-suite Spring Hill Suites hotel by Marriott and a free-standing restaurant. Construction is expected to begin in spring of 2010.



OFFICE/INDUSTRIAL

4 Waterway Square

Location: Waterway Square Place and Woodloch Forest Drive

Description: The Woodlands Development Company has completed this 216,000-square-foot Class A multi-tenant office building overlooking The Woodlands Waterway®. Beusa Energy has leased the entire top floor of the building; Benchmark Hospitality has leased 17,000 square feet, and Vitruvian Exploration has leased 15,000 square feet of office space. For leasing information, call Dennis Conine at 281-719-6273.



Petroleum Wholesale

Location: Extension of Technology Forest Drive to Gosling Road

Description: Petroleum Wholesale has completed construction of a 63,000-square-foot office building that is now being occupied.



The Martin-Brower Company Expansion

Location: South Trade Center Parkway in The Woodlands Trade Center

Description: The Martin-Brower Company has added a 150,000-square-foot building adjacent to the existing 50,000-square-foot building on their campus in The Woodlands Trade Center.

Technology Forest Office Building

Location: Technology Forest Drive, adjacent to VillaSport

Description: Technology Land Investment, LP is constructing a 50,000-square-foot professional/office building that will be available in late 2010 or early 2011. Pre-leasing is underway. Call J. Beard Real Estate Company at 281-367-2220 for information.



MEDICAL/INSTITUTIONAL



Houston Spine & Rehab

Location: College Park Plaza on College Park Drive near I-45

Description: This 9,000 square-foot chiropractic office is now open in College Park Plaza behind Taco Bell.

Houston Physicians Medical Association, PLLC

Location: Pinecroft Drive, just south of Medical Plaza Drive

Description: Houston Physicians Medical Association, PLLC and Dr. Vidyadhar Hede are constructing two, two-story office buildings totaling 40,000 square feet for medical offices. Start of construction is planned for spring of 2010.

1111 Medical Plaza Drive

Location: Medical Plaza Drive across from Memorial Hermann The Woodlands Hospital

Description: Tom Pisula Development has broken ground at the corner of Pinecroft and Medical Plaza Drive for construction of a two-story, 30,000-square-foot LEED certified "green" medical office building. The building is slated for completion in early 2010.

Autumn Leaves Memory Care

Location: Village of Sterling Ridge, across from Alexan Sterling Ridge Apartments

Description: LaSalle is constructing a 46-bed memory care community in the Village of Sterling Ridge. The facility will be for patients suffering from Alzheimer's disease and other forms of dementia and memory impairment. The residential facility is scheduled to open in August of 2010. For more information, call Desirée Whitten at 888-662-8886.

Park Manor of The Woodlands

Location: Windsor Lakes Blvd. off College Park Drive

Description: HealthMark Group has purchased a 6-acre site for construction of a 124-bed skilled nursing and rehabilitation facility. The facility will provide both short-term and long-term care. It is slated to open in early 2011.



ROADWAY/INFRASTRUCTURE CONSTRUCTION

Expansion of Woodlands Parkway

Location: East Panther Creek Drive to Gosling Road, and Gosling to Kuykendahl

Description: The fifth and sixth lanes of Woodlands Parkway are being constructed from East Panther Creek Drive to Gosling Road, and from Gosling Road to Kuykendahl, including modifications to traffic signals and relocating of fiber optic lines and other utilities. Construction is well underway, with completion of the eastbound lane scheduled for February, 2010 and the westbound lane in summer of 2010.

Sterling Ridge Connector to FM 2978

Location: Greenmoor Drive in May Valley

Description: Greenmoor Drive in May Valley is being extended to connect to FM 2978. Plans have been approved for this project, and construction is expected to begin in February, 2010.

Town Center Landscape Enhancements

Location: Main streets in The Woodlands Town Center

Description: On street parking, streetlights, street trees and landscaping are being added on Six Pines Drive, Lake Robbins Drive, Timberloch Place, Woodloch Forest Drive, Waterway Avenue and Waterway Square Court. The enhancements are scheduled for completion in 30-60 days.

Kuykendahl Road Extension

Location: Kuykendahl Road and FM 1488

Description: The extension of Kuykendahl Road to FM 1488 is being designed by TXDOT, with bidding scheduled for this year.

NOTE: This report is as accurate as possible at the time of printing. All completion dates are approximate. Dates and specifications are subject to change without notice.

✓ Projects with check marks have recently opened or been completed.

*For more information on residential projects, contact:
The Woodlands Homefinder Center – 281-719-6333
The Woodlands Custom Homes – 281-367-4550

** For more information about homes and homesites in Carlton Woods, contact:
Carlton Woods Properties – 281-681-1945